



Offers Over £125,000

4 ROCK STREET | | MANSFIELD | NG18 2PJ

BuckleyBrown
ESTATE AGENTS

A GREAT OPPORTUNITY!!...

We welcome you to this three bedroom property, which offers a great internal layout with a neutral decor throughout, making it easy to adapt to suit individual tastes. This property is located in the sought after area of Mansfield, providing easy access to local shops, schools, and transport links. Lets take a look inside...

The ground floor hosts a spacious living room which features a bay window, allowing in a flood of natural light, providing the perfect relaxing atmosphere. The open plan kitchen/dining area comes complete with wooden cabinetry and space for appliances. This room provides ample space for dining and entertaining, making it a versatile area suitable for a variety of occasions. Additionally, you will find the utility room, for added convenience.

The first floor hosts two excellent bedrooms, both offering space and neutral decor, making it easy to add your own stamp. The family bathroom can be found just off the landing and is fitted with a three-piece suite. Heading to the second floor, you will find the third bedroom, which is of a good size and hosts a velux window.

The garden is private and enclosed with laid lawn, decorative shrubbery and surrounding fences. This property presents a fantastic opportunity not to be missed. Call today to book a viewing!





Living Room 12'0" x 11'1"

With laminate flooring, central heating radiator and bay window to the front elevation.

Kitchen/Dining Room 23'8" x 12'0"

The kitchen/dining room has an open plan design. The kitchen is complete with a matching range of wooden cabinets with worktop space and an inset sink and drainer. The kitchen also offers space for other appliances and access to the utility room. The dining room has laminate flooring and a window to the rear elevation. This room offers ample space for a dining table and chairs.

Utility

This room offers further space for appliances, with windows to the side and rear elevation.

Landing

Doors provide access into;

Bedroom One 12'0" x 11'2"

With carpeted flooring, central heating radiator and window to the front elevation.

Bedroom Two 9'3" x 8'10"

With carpeted flooring, central heating radiator and window to the rear elevation.



Bathroom 6'5" x 10'11"

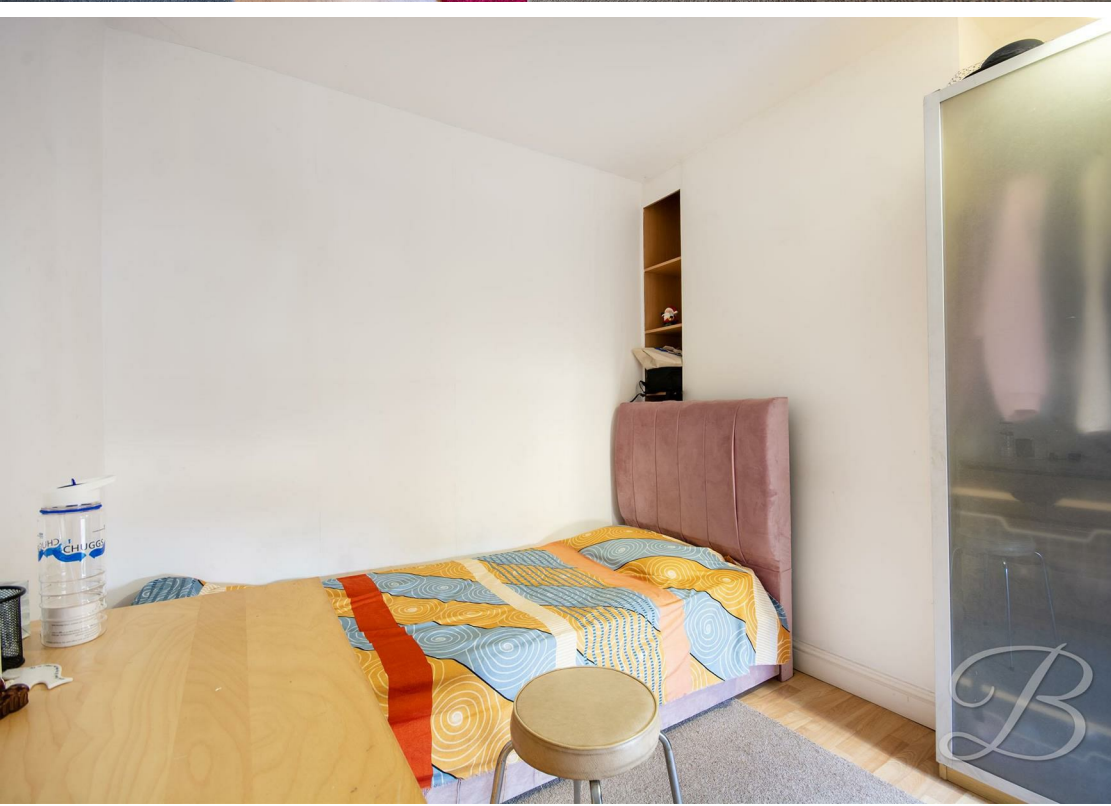
Complete with a three piece suite including a bath, low flush WC and hand wash basin. With window to rear elevation.

Bedroom Three 13'2" x 12'0"

with carpeted flooring, central heating radiator and a velux window.

Outside

Low maintenance lawn area with a fence surround.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 55 | 55 |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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